

ZONING BOARD OF REVIEW

AGENDA

WEDNESDAY

September 3, 2008

**Town Council Chambers 1670 Flat River Road Work Session &
Regular Meeting 7:00 p.m.**

**WORK SESSION 1. Approval of Minutes from July 2, 2008. 2.
Approval of Decisions from July 2, 2008.**

3. Zoning Enforcement Officer's Staff Report.

**4. Discussion of Applications heard during Public Hearing on July
2, 2008.**

OLD BUSINESS-DECISIONS

Applicant: Dave's Marketplace of Coventry, Inc.

Owner: David A. Cesario

Location of Property: AP 10 Lot 40.11; 2043 Nooseneck Hill Road

Zone: GB-1

Existing Use: Vacant Lot

Proposed Use: Grocery Store

**Applicant seeks relief from the maximum allowable lot coverage of
60% impervious cover to 71.1% impervious lot coverage.**

Applicant: Leo Nadeau

Owner: Michelle DiBiasio

Location of Property: AP 315, Lot 41; 694 Carr's Trail Greene, RI

Zone: RR5

Existing Use: Single-family residence

Proposed Use: Same with Addition

Applicant has requested a Special Use Permit to convert the basement into an in-law.

Applicant: Kevin and Karen Farren

Owner: Same

Location of Property: AP 329, Lot 79; 777 Hammet Road

Zone: RR3

Existing Use: Single-family residence

Proposed Use: Same with Addition

Applicants have requested a Special Use Permit to construct an in-law apartment.

Applicant: Kevin and Karen Farren

Owner: Same

Location of Property: AP 329, Lot 79; 777 Hammet Road

Zone: RR3

Existing Use: Single-family residence

Proposed Use: Same with Addition

Applicants have requested a dimensional variance to construct a three car garage in front of the house.

Applicant: Guy Gil

Owner: Hill Woodland Properties LLC

Location of Property: AP 33, Lot 6.013; 57 Hill Farm Camp Road

Zone: RR2

Existing Use: Single-family residence

Proposed Use: Same with Addition

Applicant has requested a special use permit to construct a 30x34 addition on leased land.

Applicant: David and Elizabeth Charpentier

Owner: Hill Woodland Properties, LLC

Location of Property: AP 33 Lot 6.013; 1 Hill Farm Camp Road

Zone: RR2

Existing Use: Single-family residence

Proposed Use: Same with Addition and Two car garage

Applicant has requested a special use permit to construct an addition and two car garage on leased land.

NEW BUSINESS

Applicant: Neil and Donna Lagasse

Owner: Same

Location of Property: AP 17 Lot 23; 211 Lakehurst Drive

Zone: RR2

Existing Use: Single-family residence

Proposed Use: Same with Addition and Two car garage

Applicant has a requested a dimensional variance to construct a garage in the front yard 4 feet from the property line.

Applicant: Richard and Ramona Santos

Owner: Same

Location of Property: AP 17 Lot 29.2; 96 Lakehurst Drive

Zone: RR2

Existing Use: Single-family residence

Proposed Use: Same with subdivision

Applicant has requested a dimensional variance from the minimum area requirement.

Applicant: David Szewczyk

Owner: Same

Location of Property: AP 320 Lot 31.1; 81 Vaughn Hollow Road

Zone: RR5

Existing Use: Single-family residence

Proposed Use: Same with dog kennel

Applicant has requested a special use permit for a dog kennel.

Applicant: Sturbridge Home Builders, Inc.

Owner: Same

Location of Property: DeGraide Farm

Zone: R20

Applicant has requested a final release of Bond in the amount of \$63,000.

Phase 1A-\$26,500.00, Phase 1B-\$9,500.00 and Phase 1C-27,000.00

Applicant: Wesley P. Morey

Owner: Same

Location of Property: 57 Raymond's Point Road

Zone: RR2

Applicant has requested a Special Use Permit to demolish and rebuild a single family dwelling 26'x56' 2 stories on leased land.

ZONING BOARD OF APPEALS

WEDNESDAY

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APPEAL(S) OF VIOLATION OF ZONING ENFORCEMENT OFFICER

Applicant: Studley Brothers Inc.

Owner: Same

Location of Property: AP 324; Lot 110; Town Farm Road

Zone: RR3

Existing Use: Gravel Bank

Proposed Use: Same

Applicant is appealing a Notice of Violation/Cease and Desist from the Coventry Zoning Enforcement Officer.

Election of Officers

Individuals requesting interpreter services for the hearing impaired must notify the Zoning Board Secretary at 822-9196, 72 hours in advance of the public hearing date. Devices for the hearing impaired are available.